



GRASSROOTS
REALTY GROUP

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**1290 Pacific Circle W
Lethbridge, Alberta**

MLS # A2141624



\$596,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the prestigious Pacific Circle West neighborhood! This stunning two-story home offers over 2000 sq ft of living space, featuring 3 bedroom, 2.5 bathrooms, and 3 spacious living areas. Enjoy the open floor plan flooded with natural light, panoramic views, stainless steel appliances, gas range stove, and a lard fridge/freezer combo. The main floor boasts a convenient walk-through pantry and mudroom connected to the garage. Upstairs, the primary bedroom showcases mountain views, a large walk-in closet, and a spa like en-suite bathroom with double vanity, soaker tub, and a spacious tiled shower. With a walk-out basement featuring a sizable finished family room and potential for a 4th bedroom and additional bathroom, this home is a must see!